

**Title 20
PLANNING**

1 SECTION X. Ordinance 4461 Section 10 and K.C.C. 20.24.190 are each
2 hereby amended to read as follows:

3 **Additional examiner findings – reclassifications and shoreline**
4 **redesignations.** When the examiner issues a recommendation regarding an
5 application for a reclassification of property or for a shoreline environment
6 redesignation, the recommendation shall include additional findings that support
7 the conclusion that at least one of the following circumstances applies:

8 A. The property is potentially zoned for the reclassification being
9 requested and conditions have been met that indicate the reclassification is
10 appropriate;

11 B. An adopted subarea plan or area zoning specifies that the property
12 shall be subsequently considered through an individual reclassification
13 application;

14 C. Where a subarea plan has been adopted but subsequent zoning has not
15 been adopted, that the proposed reclassification or shoreline redesignation is
16 consistent with the adopted subarea plan; or

17 D. Except for proposals to increase urban residential density, ~~((F))~~the
18 applicant has demonstrated with substantial evidence that:

19 1. Since the last previous area zoning or shoreline environment
20 designation of the subject property, authorized public improvements, permitted
21 private development or other conditions or circumstances affecting the subject

22 property have undergone substantial and material change not anticipated or
23 contemplated in the subarea plan or area zoning;

24 2. The impacts from the changed conditions or circumstances affect the
25 subject property in a manner and to a degree different than other properties in the
26 vicinity such that area rezoning or redesignation is not appropriate; For the
27 purposes of this subsection, "changed conditions or circumstances" does not
28 include actions taken by the current or former property owners to facilitate a more
29 intense development of the property including but not limited to changing tax
30 limitations, adjusting property lines, extending services, or changing property
31 ownership;

32 3. For proposals to increase rural residential density, that the proposal
33 meets the criteria in Comprehensive Plan policies R-205 through R-209; and

34 4. ~~((For proposals to increase urban residential density, that the proposal~~
35 ~~meets the criteria in Comprehensive Plan policies U-118 through U-123; and~~

36 ~~—————5.))~~ The requested reclassification or redesignation is in the public
37 interest.

38 E. For proposals to increase urban residential density within the same
39 Urban Residential land use category, the applicant has demonstrated with
40 substantial evidence that the request reclassification:

41 1. Meets the criteria in Comprehensive Plan policies U-119 through U-
42 124;

43 2. Is compatible with uses in the surrounding neighborhood; and

44 3. Is in the public interest.